

ORDINANCE NO. 14-_____

BE IT ORDAINED by the City Council of the City of Huntsville, Alabama, as follows:

Section 1. The City Council of the City of Huntsville, Alabama, finds that an application has been presented to the City of Huntsville requesting a vacation of a utility and drainage easement; that the applicant has represented to the City of Huntsville that Jeff Benton Development, Inc., is the owner of the property across which said easement lies; that said easement or portion being vacated is not presently used and is no longer needed for a public or municipal purpose.

Section 2. Pursuant to the findings in Section 1 hereinabove, the Mayor of the City of Huntsville, Alabama, is hereby authorized, requested and directed to execute a quitclaim deed vacating the easement hereinafter described, said deed being substantially in words and figures as follows, to-wit:

STATE OF ALABAMA)
 :
COUNTY OF MADISON)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **CITY OF HUNTSVILLE, ALABAMA**, an Alabama municipal corporation, hereinafter referred to as "Grantor", in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid to it by **JEFF BENTON DEVELOPMENT, INC.**, an Alabama corporation, hereinafter referred to as "Grantee", and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, quitclaim and convey unto the said Grantee, all of the Grantor's right, title, interest and claim in and to the following described real estate situated in the City of Huntsville, County of Madison, State of Alabama, to-wit:

EASEMENT VACATION RE: LOT 157 RIVER RIDGE PHASE V:

ALL THAT PART OF LOT 157 OF RIVER RIDGE, PHASE V, A RESUBDIVISION OF TRACT E OF RIVER RIDGE, PHASE IV (DOC#20120430000261870), A RESUBDIVISION OF TRACT C OF RIVER RIDGE, PHASE III (DOC#20100429000218400), A RESUBDIVISION OF TRACT B OF RIVER RIDGE, PHASE II A (DOC#20081202000741254) AS RECORDED AS DOCUMENT NUMBER 20130925000629950 IN THE PROBATE RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 184; THENCE NORTH 37 DEGREES 09 MINUTES 12 SECONDS EAST 10.42 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, FROM THE POINT OF BEGINNING, ALONG A LINE 5.00 FEET INSIDE OF AND PARALLEL TO THE WEST BOUNDARY OF SAID LOT, NORTH 08 DEGREES 27 MINUTES 41 SECONDS EAST 1.66 FEET AND NORTH 00 DEGREES 57 MINUTES 08 SECONDS EAST 86.26 FEET; THENCE, INTO SAID LOT 157, ALONG THE BOUNDARY OF AN EXISTING 100-FOOT UTILITY AND DRAINAGE EASEMENT, SOUTH 58 DEGREES 10 MINUTES 07 SECONDS EAST 18.78 FEET; THENCE, ALONG THE EASTERLY BOUNDARY OF SAID 100-FOOT EASEMENT, SOUTH 04 DEGREES 26 MINUTES 09 SECONDS EAST 91.88 FEET TO A POINT THAT IS 10.00 FEET INSIDE THE SOUTH BOUNDARY OF SAID LOT 157; THENCE, ALONG A LINE THAT IS 10.00 FEET INSIDE OF AND PARALLEL TO SAID SOUTH BOUNDARY, NORTH 69 DEGREES 12 MINUTES 26 SECONDS WEST 8.19 FEET TO THE POINT OF BEGINNING, CONTAINING 1025 SQUARE FEET, MORE OR LESS.

EASEMENT VACATION RE: THE SOUTHERN PORTION OF LOT 165 RIVER RIDGE PHASE V:

ALL THAT PART OF LOT 165 OF RIVER RIDGE, PHASE V, A RESUBDIVISION OF TRACT E OF RIVER RIDGE, PHASE IV (DOC#20120430000261870), A RESUBDIVISION OF TRACT C OF RIVER RIDGE, PHASE III (DOC#20100429000218400), A RESUBDIVISION OF TRACT B OF RIVER RIDGE, PHASE II A (DOC#20081202000741254) AS RECORDED AS DOCUMENT NUMBER 20130925000629950 IN THE PROBATE RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 165; THENCE NORTH 37 DEGREES 19 MINUTES 33 SECONDS EAST 10.36 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, FROM THE POINT OF BEGINNING, ALONG A LINE 5.00 FEET INSIDE OF AND PARALLEL TO THE WEST BOUNDARY OF SAID LOT, NORTH 08 DEGREES 27 MINUTES 41 SECONDS EAST 37.16 FEET; THENCE, ALONG AN EXISTING 100-FOOT UTILITY AND DRAINAGE EASEMENT, SOUTH 36 DEGREES 32 MINUTES 45 SECONDS EAST 51.68 FEET AND SOUTH 20 DEGREES 10 MINUTES 39 SECONDS WEST 10.86 FEET TO A POINT THAT IS 10.00 FEET NORTH OF THE NORTH MARGIN OF THE 50-FOOT RIGHT OF WAY FOR SEDGEBROOK DRIVE; THENCE, ALONG A LINE 10.00 FEET NORTH OF AND PARALLEL TO SAID RIGHT OF WAY, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 407.07 FEET, THE CHORD BEARING AND DISTANCE BEING NORTH 65 DEGREES 17 MINUTES 08 SECONDS WEST 35.77 FEET TO THE POINT OF BEGINNING, CONTAINING 863 SQUARE FEET, MORE OR LESS.

EASEMENT VACATION RE: THE NORTHERN PORPTION OF LOT 165, RIVER RIDGE PHASE V:

ALL THAT PART OF LOT 165 OF RIVER RIDGE, PHASE V, A RESUBDIVISION OF TRACT E OF RIVER RIDGE, PHASE IV (DOC#20120430000261870), A RESUBDIVISION OF TRACT C OF RIVER RIDGE, PHASE III (DOC#20100429000218400), A RESUBDIVISION OF TRACT B OF RIVER RIDGE, PHASE II A (DOC#20081202000741254) AS RECORDED AS DOCUMENT NUMBER 20130925000629950 IN THE PROBATE RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 165; THENCE SOUTH 15 DEGREES 21 MINUTES 58 SECONDS EAST 12.39 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, FROM THE POINT OF BEGINNING, ALONG A LINE 10.00 FEET INSIDE OF AND PARALLEL TO THE NORTH BOUNDARY OF SAID LOT, SOUTH 69 DEGREES 12 MINUTES 26 SECONDS EAST 9.04 FEET TO THE EAST BOUNDARY OF AN EXISTING 100-FOOT UTILITY AND DRAINAGE EASEMENT; THENCE, ALONG SAID BOUNDARY, SOUTH 14 DEGREES 27 MINUTES 09 SECONDS WEST 84.61 FEET; THENCE, ALONG A LINE THAT IS 5.00 FEET INSIDE OF AND PARALLEL TO THE WEST BOUNDARY OF SAID LOT 165, NORTH 08 DEGREES 27 MINUTES 41 SECONDS EAST 86.08 FEET TO THE POINT OF BEGINNING, CONTAINING 380 SQUARE FEET, MORE OR LESS.

EASEMENT VACATION RE: LOT 184 OF RIVER RIDGE PHASE V:

ALL THAT PART OF LOT 184 OF RIVER RIDGE, PHASE V, A RESUBDIVISION OF TRACT E OF RIVER RIDGE, PHASE IV (DOC#20120430000261870), A RESUBDIVISION OF TRACT C OF RIVER RIDGE, PHASE III (DOC#20100429000218400), A RESUBDIVISION OF TRACT B OF RIVER RIDGE, PHASE II A (DOC#20081202000741254) AS RECORDED AS DOCUMENT NUMBER 20130925000629950 IN THE PROBATE RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 184; THENCE NORTH 43 DEGREES 38 MINUTES 36 SECONDS EAST 10.24 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, FROM THE POINT OF BEGINNING, ALONG A LINE 5.00 FEET INSIDE OF AND PARALLEL TO THE WEST BOUNDARY OF SAID LOT, NORTH 14 DEGREES 24 MINUTES 45 SECONDS EAST 136.35 FEET TO A POINT THAT IS 10.00 FEET SOUTH OF THE SOUTH MARGIN OF THE 50-FOOT RIGHT OF WAY FOR SEDGEBROOK DRIVE; THENCE, ALONG A LINE 10.00 FEET SOUTH OF AND PARALLEL TO SAID RIGHT OF WAY, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 337.07 FEET, THE CHORD BEARING AND DISTANCE BEING SOUTH 63 DEGREES 38 MINUTES 57 SECONDS EAST 27.73 FEET; THENCE SOUTH 20 DEGREES 10 MINUTES 39 SECONDS WEST 135.41 FEET TO A POINT THAT IS 10.00 FEET INSIDE THE SOUTH BOUNDARY OF SAID LOT 184; THENCE, ALONG A LINE THAT IS 10.00 FEET INSIDE OF AND PARALLEL TO SAID SOUTH BOUNDARY, NORTH 58 DEGREES 42 MINUTES 22 SECONDS WEST 14.13 FEET TO THE POINT OF BEGINNING, CONTAINING 2794 SQUARE FEET, MORE OR LESS.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has caused this quitclaim to be signed in its behalf by its Mayor and attested by its Clerk-Treasurer, on this the 10th day of April, 2014.

ATTEST:

CITY OF HUNTSVILLE, ALABAMA,
a municipal corporation

By: _____
Charles E. Hagood, Clerk-Treasurer

By: _____
Tommy Battle, Mayor

STATE OF ALABAMA)
 :
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TOMMY BATTLE** and **CHARLES E. HAGOOD**, whose names as Mayor and Clerk-Treasurer, respectively, of the **CITY OF HUNTSVILLE, ALABAMA**, a municipal corporation are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 10th day of April, 2014.

Notary Public

My Commission Expires: _____

This instrument was prepared by:

JAMES G. HARRISON
HARRISON, GAMMONS & RAWLINSON, P.C.
2430 L&N Drive
Huntsville, AL 35801
1-256-533-7711

Ordinance No. 14-_____ (Cont.)
Jeff Benton Development, Inc.

ADOPTED this the 10th day of April, 2014.

President of the City Council
of the City of Huntsville, Alabama

APPROVED this the 10th day of April, 2014.

Mayor of the City of
Huntsville, Alabama